

140.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

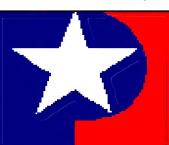
898,000 / 898,000

USE VALUE:

898,000 / 898,000

ASSESSED:

898,000 / 898,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-------|--------|------------------------|
| 41-43 | | SCITUATE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------|--|
| Owner 1: FRANCO-ALFARO SARA | |
| Owner 2: | |
| Owner 3: | |

Street 1: 14 WACHUSETT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: U Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PYLES KEVIN L & SHEELA A -

Owner 2: -

Street 1: 43 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,418 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2264 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

</

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|--------------------------|-------------------------|-----------------------|---------------------------------|-------------------------|---------------------|----------------------|------------------------------------|----------------------|-------------------|----------------|-----------------|-----------------|--------------------------|----------------|--|------------------------|--------|---------|--------|------|---------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 13 - Multi-Garden | 2A - 2 Sty +Attic | 2 | Rating: Average | A Bath: | Rating: | | | | | | | | | 6 | 16 | 8 | | | | | | | |
| (Liv) Units: 2 | Total: 2 | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | (96) | | | | | | | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | Sec Wall: | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | Roof Cover: 1 - Asphalt Shgl | Kits: 2 | Rating: Average | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | | | | | | | | | | | |
| Color: GRAY | View / Desir: | A Kits: | Rating: | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | Fpl: | Rating: | Other | | | | | | | | | | | | | | | | | |
| Grade: C - Average | Year Blt: 1923 | Eff Yr Blt: | Alt LUC: | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | Location: | Const Mod: | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | Total Units: | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Lower | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Phys Cond: AG - Avg-Good | 26. % | Totals | RMS: 11 | BRs: 4 | Baths: 2 | HB | | | | | | | | | | | | | | | |
| Sec Int Wall: | | Functional: | % | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | Economic: | % | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Special: | % | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | Override: | % | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | Total: 26.4 % | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | |
| Bsmnt Gar: | | Phys Cond: AG - Avg-Good | 26. % | Exterior: | No Unit | RMS | BRS | FL | No Unit | RMS | BRS | FL | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| Electric: 3 - Typical | | Functional: | % | Interior: | 1 | 6 | 2 | | 1 | 6 | 2 | | BMT | Basement | 1,132 | 56.220 | 63,645 | | | | | | |
| Insulation: 2 - Typical | | Economic: | % | Additions: | 1 | 5 | 2 | | | | | | FFL | First Floor | 1,132 | 187.410 | 212,150 | | | | | | |
| Int vs Ext: S | | Special: | % | Kitchen: | | | | | | | | | SFL | Second Floor | 1,132 | 187.410 | 212,150 | | | | | | |
| Heat Fuel: 2 - Gas | | Override: | % | Baths: | | | | | | | | | OPF | Open Porch | 314 | 21.530 | 6,761 | | | | | | |
| Heat Type: 5 - Steam | | Total: 26.4 % | | Plumbing: | | | | | | | | | UAT | Upper Attic | 277 | 74.960 | 20,765 | | | | | | |
| # Heat Sys: 2 | | CALC SUMMARY | | | | COMPARABLE SALES | | | | WTDK 14 | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | Basic \$ / SQ: 170.00 | Size Adj: 1.11378098 | Const Adj: 0.98980200 | Adj \$ / SQ: 187.412 | Other Features: 101500 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: 1.00 | LUC Factor: 1.00 | WtAv\$/SQ: 618686 | AvRate: 163333 | Ind.Val: 455353 | Rate | Parcel ID | Typ | Date | Sale Price | WDK | Deck | 14 | OFFP | (12218) |
| Solar HW: NO | Central Vac: NO | Juris. Factor: 0 | Before Depr: 187.41 | Depreciation: 163333 | Final Total: 455400 | Val/Su Net: 110.83 | Final Total: 455400 | Val/Su SzAd: 201.15 | Size Ad | 2264 | Gross Are | 4940 | FinArea | 2264 | Net Sketched Area: 4,109 | Total: 517,185 | | | | | | | |
| % Com Wall | % Sprinkled: | Special Features: 0 | Val/Su Net: 110.83 | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 140.0-0001-0010.0 | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 19 | Patio | D | Y | 1 | 10X11 | A | AV | 2010 | 5.66 | T | 7.2 | 104 | | | 600 | | 600 | | | | | | |
| More: N | Total Yard Items: | 600 | Total Special Features: | | | | | | | | | Total: | 600 | | | | | | | | | | |